

PLANNING COMMISSION  
COUNTY OF YORK  
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the \_\_\_\_ day of \_\_\_\_, 2004:

Present

Vote

Andrew A. Simasek, Chair  
Alfred E. Ptasznik, Jr., Vice Chair  
Alexander T. Hamilton  
Robert D. Heavner  
Nicholas F. Barba  
John R. Davis  
Frederick W. Harvell

On motion of \_\_\_\_\_, which carried \_\_\_\_, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF A REQUEST TO RECLASSIFY APPROXIMATELY 1.8 ACRES OF LAND LOCATED AT 413 SHIRLEY ROAD FRM RR (RURAL RESIDENTIAL) TO WCI (WATER-ORIENTED COMMERCIAL/INDUSTRIAL)

WHEREAS, Seaford Scallop has submitted Application No. ZM-82-04 (conditional) requesting to amend the York County Zoning Map by reclassifying from RR (Rural Residential) to WCI (Water-oriented Commercial/Industrial) an approximately 1.8-acre portion of a 3.32-acre parcel of land located at 413 Shirley Road (Route 626) and further identified as Assessor's Parcel No. 25-27B, subject to conditions voluntarily proffered by the property owner; and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the \_\_\_\_ day of \_\_\_\_, 2004, that Application No. ZM-82-04 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to amend the York County Zoning Map by reclassifying an approximately 1.8-acre portion of a 3.32-acre parcel of land located at 413 Shirley Road (Route 626), further identified as Assessor's Parcel No. 25-27B and more fully described as the area designated "PROPOSED ZONING WCI" on the "Concept Plan Showing Proposed Zoning Amendment" prepared by Davis & Associates, P.C. and dated January 20, 2004, a copy of which shall remain on file in the Planning Division. The property is more fully described and identified as follows:

All that certain lot, piece or parcel of land situate, lying and being in the County of York, Virginia, containing 1.83+ acres, described as follows:

Commencing at an iron pipe found on the northerly right of way line of Shirley Road, State Route 626, and the common boundary corner of the property of Seaford Scallop Co., Inc. and the property of Robert W. Wilson, thence from the point thus established N 77° 08' 13" E, 150.00' (feet) to a point being the point and place of beginning. Thence from the point and place of beginning thus established N 12° 15' 00" W, approximately 423' (feet) to the mean low water mark of Back River, thence in an easterly direction approximately 222' feet along the low water mark of Back Creek to the property of Wells Ice and Cold Storage; thence S 07° 20' 30" E, approximately 439' (feet) to a point on the northerly right of way line of Shirley Road, State Route 626; thence S 77° 08' 13" W, 183.00' (feet) to an iron pipe being the point and place of beginning.

It is intended that all riparian rights vested in the parent tract be transferred with the parcel described above.

BE IT FURTHER RESOLVED that the Planning Commission recommends that approval of the above-mentioned application be subject to the conditions set forth in the proffer statement titled "Proffer Statement for Change of Zoning," signed by William S. Wells, Jr., and dated February 24, 2004, a copy of which shall remain on file in the Planning Division.